



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 28, 2014, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. C/DS-14-28: Broady Management Group** – A request by Broady Management Group for a development standards variance from Zoning Ordinance Section 3.11(C) to allow an accessory structure to be 1 foot from the side property line, 4 feet less than the 5 foot minimum setback. The property is located at 2615 12th Street, in the City of Columbus.

Public Hearing

- B. C/DS-14-29: Cummins (Southern Indiana Logistics Center)** – A request by Cummins Inc. for a development standards variance from Zoning Ordinance Section 8.2 (Table 8.3) to waive the requirement to install a Buffer Yard Type C along the west property line. The property is located at 1825 W 450 S, in the City of Columbus.

Public Hearing

- C. C/CU-14-11: Prestige Firearms** – A request by Prestige Firearms for conditional use approval per Zoning Ordinance Section 6.6(Part 2) to allow a home based business (firearm sales) in an AP (Agriculture: Preferred) zoning district. The property is located at 3690 Jonesville Road, in Columbus Township.

Public Hearing

- D. C/CU-14-12: Premier Ag. Co-op** – A request by Premier Ag Co-op for conditional use approval per Zoning Ordinance Section 3.25(B) for an expansion of a bulk fuel facility to include commercial truck fueling (categorized as a “truck stop” by the Zoning Ordinance) in an I-3 (Industrial: Heavy) zoning district. The property is located at 2840 Roadway Drive, in the City of Columbus.

Public Hearing

- E. C/DS-14-30: Toyota (TIEM)** - A request by Toyota Industrial Equipment Manufacturing (TIEM) for development standards variances from (1) Zoning Ordinance Section 7.2(Part 1)(A)(3)(Table 7.1) to allow 4 rows of parking spaces to be 17 feet in length, 2 feet less than the 19 foot minimum length, (2) Section 7.3(Part 1)(C)(3)(c)(1) to allow an entrance to a non-residential use on an arterial street (Deaver Road) to be 89 feet, 311 feet less than the

minimum 400 feet required from the centerline of another drive, (3) Section 7.3(Part 1)(D)(1) to waive the requirement to install curbs at the entrance, (4) Section 8.1(C)(1) to allow existing plant material along Deaver Road to be used towards the minimum parking lot public street frontage landscaping requirement with no new additional plantings and (5) Section 8.1(C)(2) to waive the requirement for interior parking lot landscaping. The property is located at 5555 Inwood Drive, in the City of Columbus.

Public Hearing

- F. C/DS-14-31: Richard & Mary Martin** – A request by Richard & Mary Martin for a development standards variance from Zoning Ordinance Section 9.3(B)(6) to allow a fence to be oriented with the braces and other structural supports to the exterior of the property. The property is located at 1319 25th Street, in the City of Columbus.

Public Hearing

- G. C/DS-14-34: Kenny & Jennifer McManaway** – A request by Kenny and Jennifer McManaway for a development standards variance from Zoning Ordinance Section 3.5(D)(2) to create 1 new lot with a parent tract remainder that is less than the required 10 acres and a development standards variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure (a pole barn) to be established on a lot prior to a primary structure. The property is located at 6470 W. SR 46, in Columbus Township.

Public Hearing

- H. C/UV-14-02: Horvath Towers (Rocky Ford Road)** - A request by Horvath Towers for a use variance from Zoning Ordinance Section 6.8 (Table 6.5) to allow a Telecommunications Tower in a RS2 (Residential: Single Family 2) zoning district. The property is located on the south side of Rocky Ford Road, east of Richards Elementary School, in the City of Columbus.

Public Hearing

- I. C/DS-14-35: Horvath Towers (Rocky Ford Road)** – A request by Horvath Towers for development standards variances from Zoning Ordinance Section 6.8(G)(3)(a) to allow a side yard setback for a telecommunications facility site to be 0 feet, 50 feet less than the minimum 50 foot requirement; and from Zoning Ordinance Section 6.8(G)(2)(b) to allow a telecommunications facility site to vary from 77.4 to 86.13 feet in width, which is less than the minimum 97.5 foot site width requirement for the proposed 195 foot tall tower. The property is located on the south side of Rocky Ford Road, east of Richards Elementary School, in the City of Columbus.

FINDINGS OF FACT

C/CU-14-10: Horvath Towers
C/DS-14-21: Jack Moore
C/DS-14-22: Horvath Towers
C/DS-14-25: Gateway Apartments
C/DS-14-27: Ricker's Gas Station

APPROVAL OF MINUTES

Minutes of the September 23, 2014 meeting

DISCUSSION

None

ADJOURNMENT

EXECUTIVE SESSION – DISCUSSION OF LITIGATION

HEARING OFFICER APPROVALS

B/DS-14-13: Casper & Jamie Wilmer – A request from Casper & Jamie Wilmer for development standards variances from Zoning Ordinance Section 3.5(C) to allow an accessory structure to have a 5 foot front setback, 25 feet less than the required 30 foot front setback minimum and Section 6.1(E)(3) to allow an accessory structure to be located in a front yard. The property is located at 21510 E 300 N, in Clifty Township.

C/DS-14-26: Erma Wickstrom – A request by Erma Wickstrom for a development standards variance from Zoning Ordinance Section 3.5(C) to allow the front setback for two primary structures and an accessory structure to be between 1 foot and 10.8 feet from the right-of-way line, which is less than the required 50 foot minimum. The structures currently exist and the deficient setback would be established when right-of-way is dedicated on a new lot of a Minor Subdivision. The property is located at 1040 and 1002 W 625 S, in Wayne Township.

C/DS-14-32: Jennifer Whipker Davis – A request by Jennifer Whipker Davis for a development standards variance from Zoning Ordinance Section 7.3(C)(3)(b) to allow two separate access drives, one more than permitted, on the same lot. Both driveways currently exist on separate lots, but a proposed Administrative Subdivision to remove lot lines will result in two access drives on one lot. The property is located at 216 N. Brooks St., in the City of Columbus.

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.